

**MINUTES OF THE
VINEYARD TOWN COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
January 11, 2012**

PRESENT:

Mayor Randy Farnworth
Councilmember Jeff Gillespie
Councilmember Norm Holdaway
Councilmember Nate Riley – *excused at 8:20 p.m.*

ABSENT:

Councilmember Sean Fernandez

Staff Present: Water Operator Sullivan Love, Engineer Don Overson, Town Planner Jim Carter, Town Attorney David Church, Town Clerk/Recorder Dan Wright (*arrived at 8:00 p.m.*)

Others Present: Tony Cook, Verl Cook, Stewart Park and Ed Grampp of Anderson Development

The Vineyard Town Council held a Regular Meeting on Wednesday, January 11, 2012, beginning at 7:00 p.m. The invocation was offered by Jeff Gillespie.

Regular Session – The meeting was called to order at 7:05 p.m.

MINUTES REVIEW AND APPROVAL –

COUNCILMEMBER GILLESPIE MOVED TO APPROVE THE MINUTES OF THE MEETING OF DECEMBER 14, 2011. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL - *Planning Commission Liaison Norman Holdaway*

Councilmember Holdaway had no new business to forward to the Council from the Planning Commission.

STAFF REPORTS -

Planner, Jim Carter – Logan Simpson Design – Mr. Carter was not present at the meeting.

Engineer, Don Overson – JUB Engineers – Mr. Overson reported on strategies to address the land drain issue in the Sleepy Ridge subdivision. Staff is working to map existing land drains in an effort to avoid the cost of delay of land drain disturbance during excavation of home sites in the subdivision.

Water Operator Technician – Sullivan Love – Mr. Love had no items to report.

Attorney – David Church – Mr. Church reported that the Town has received a Quit Claim Deed from the LDS Church for the 575 South Roadway. Staff will record the deed with Utah County. Mr. Church also reported on action being taken by the Environmental Protection Agency against Parrish Chemicals.

Utah County Sheriff's Department – A representative of the Sheriff's Department was not present at the meeting.

BUSINESS ITEMS –

5.1 Discussion – Subdivision Plat – Church of Jesus Christ of Latter Day Saints. *The Council will discuss the creation of a new subdivision plat on property currently owned by the LDS Church. The subdivision plat will be necessary as a result of the Town's purchase of the right-of-way for 575 South roadway, which bisects the property. The property is currently platted as a single lot. A subdivision would create a north lot and a south lot on either side of the road right-of-way.*

Mayor Farnworth along with Mr. Overson and Mr. Church explained that the 535 South Roadway right-of-way recently purchased from the LDS Church has essentially created two separate lots as the roadway bisects the property. The church has requested that the Town process any necessary subdivision application as soon as possible. Following discussion, the Council determined that it would be necessary for the subdivision to follow the process of Planning Commission review and recommendation to the Town Council, with the Town Council taking final action to approve the application. The Planning Commission will review the subdivision application on February 1, 2012. The application will be considered for approval by the Town Council on February 8, 2012. Mr. Overson will notify representatives of the church regarding the time line for subdivision approval.

5.2 Discussion and Action – Staff Utah Retirement Systems Non-Contributory Retirement Benefits. *The Mayor and Council will discuss and possibly act to approve retirement benefits through Utah Retirement Systems (URS) for all Town employees working an average of 20 hours per week or more.*

Mayor Farnworth observed that the Town has a number of financial obligations, and that providing this benefit for part time employees may be a financial burden that the Town is not prepared to undertake at this time. Mr. Church explained that Utah Retirement Systems requires that every employee working an average of 20 hours or more per week receive retirement benefits.

Councilmember Riley noted that when the Town Council made a decision to provide benefits including health insurance and retirement for full time employees, the decision was also made to keep work schedules for other employees to less than 20 hours per week to minimize the cost incurred by the Town. He felt that it would be premature for the Town to commit to

retirement benefits for part time employees at this time. Councilmember Holdaway agreed that part time positions should not include any benefits provided by the Town.

Councilmember Gillespie suggested the possibility of eliminating one part time position and creating a full time benefited position. Mayor Farnworth noted that the work load of administrative functions in the Town Hall will increase as development occurs and work in the RDA area begins. He observed that it may be difficult to complete the necessary work in less than 20 hours per week, and that the cost of hiring an additional part time employee would exceed the cost of providing retirement benefits to existing employees.

The Council discussed various methods which could be used to increase productivity of employees, including accounting software and providing on-line bill payment services for residents. Following further discussion, the Council felt that the discussion and a decision should be tabled until completion of the current building cycle at which time a determination will be made as to whether the work load increase is permanent. The Council directed administrative staff to carefully manage part time staff hours and not let those hours exceed 19 hours per week to avoid triggering retirement benefit requirements.

5.3 Discussion and Action – Employee Participation in Voluntary Utah Retirement Systems Personal Savings Plans. *The Mayor and Council will discuss and possibly act to approve employee participation in savings programs available to employees through Utah Retirement Systems, such as 401k, 457, and Traditional or Roth IRA retirement accounts. Participation in these programs is optional for employees, but requires employer approval to allow payroll deductions. Approving voluntary employee participation in these programs would represent no cost to the Town.*

Following brief discussion, the Council expressed no concern regarding allowing employees to contribute to individual savings plans through payroll deduction. The Council had no significant concerns regarding employee participation in the URS Loan Program. Mayor Farnworth called for a motion.

COUNCILMEMBER RILEY MOVED TO APPROVE RESOLUTION #2012-01
AUTHORIZING THE TOWN OF VINEYARD TO ALLOW EMPLOYEE PARTICIPATION
IN VOLUNTARY RETIREMENT SAVINGS PLANS THROUGH UTAH STATE
RETIREMENT SYSTEM AND FOR THE MAYOR TO SIGN ALL NECESSARY
CONTRACTS AND DOCUMENTS TO ACCOMPLISH THE SAME. COUNCILMEMBER
HOLDAWAY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

5.4 Discussion and Action – Long Term Disability Coverage Through Public Employees Health Plan. *The Mayor and Council will discuss and possibly act to approve Long Term Disability Insurance coverage through Public Employees Health Plan (PEHP) for all Town employees working an average of 20 hours per week or more.*

Councilmember Riley noted that long term disability insurance coverage is an employer paid benefit. He felt that the same concerns expressed regarding retirement benefits for part time employees would apply to this issue as well. Mayor Farnworth explained that the cost of providing long term disability coverage is .006% of the employee's salary, and would represent a very minimal cost to the Town. Councilmember Riley expressed concern regarding escalating benefit costs if benefit packages are expanded. He recommended that this discussion be tabled along with the retirement benefit discussion pending collection and review of additional information. The Council will continue discussion on this issue at a future meeting.

OPEN SESSION – Citizen Comments

Mayor Farnworth called for comments from the audience. Ed Grampp of Anderson Development expressed concern regarding delays in the bonding process for the RDA, as well as delays in the design process for projects which will be completed with the bond proceeds. Mayor Farnworth explained that surveying for the projects underway. Mr. Overson reported that the survey is complete, along with additional preliminary design work. He noted that projects will be prioritized, and that the first projects are expected to be ready for bid in the early spring.

Mr. Church observed that the RDA currently has funds available to costs associated with the design process prior to funding of the bond. He also clarified to Mr. Grampp that Anderson Development has the discretion to begin the projects using private funding through their company if they so choose. Councilmember Riley agreed that Anderson Development could proceed with development using private funds if the constraints the Town is bound by seem to cause delays which are unacceptable to the developer.

Following further discussion, the Council felt that the design process could move ahead using available funds to expedite the bid process once bond proceeds become available.

Mr. Church inquired as to whether Anderson Development is aware of any bills which will be before the State Legislature during the upcoming session. Mr. Grampp and Mr. Park stated that they are unaware of any planned bills.

Councilmember Riley was excused at 8:20 p.m.

COUNCILMEMBER'S REPORTS –

Councilmember Riley – Councilmember Riley was not present at this time.

Councilmember Holdaway – Councilmember Holdaway had no items to report.

Councilmember Gillespie – Councilmember Gillespie reported that 'dead end' and 'no outlet' signage has been ordered for the Sleepy Ridge subdivision to clarify that there is no connection through the subdivision to 400 South.

Councilmember Fernandez – Councilmember Fernandez was not present at the meeting.

MAYOR'S REPORT –

Mayor Farnworth reported that the Utah County Sheriff's Office has been contacted regarding an abandoned camp trailer on East Gammon Road. He also reported that the North

Point Solid Waste Special Service District has purchased a landfill facility located in Cedar Valley.

Mayor Farnworth suggested that the Council consider an ordinance governing large gatherings in response to a planned “rave” party at the indoor soccer facility on New Year’s Eve. Mr. Church explained that the situation could be addressed through an ordinance which would require a permitting process for mass gatherings with requirements such as adequate restroom facilities and security personnel. The Council will consider this issue further at a future meeting.

ADJOURNMENT –

The meeting was adjourned at 8:35 p.m. The next regular meeting will be held January 25, 2012.

MINUTES APPROVED ON – January 25, 2012

CERTIFIED CORRECT BY _____
DEBRA CULLIMORE, DEPUTY RECORDER